



Artist's rendering. Actual home colors, materials and details may vary.

NEW OAK HOMES • FLOOR PLAN  
TWO LEVELS • DETACHED GARAGE

# The Magnolia

*A farmhouse cottage with a welcoming front porch*

NEW OAK HOMES



YOURNEWOAKHOME.COM

2,635

HEATED SQ FT

4

BEDROOMS

3.5

BATHS

2

FINISHED LEVELS

441

GARAGE SQ FT

200

SCREENED PORCH SQ FT

Artist's rendering. Actual home colors, materials and details may vary. Plans, dimensions and specifications are subject to change without notice.

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THE MAGNOLIA · NEW OAK HOMES

# Front Elevation

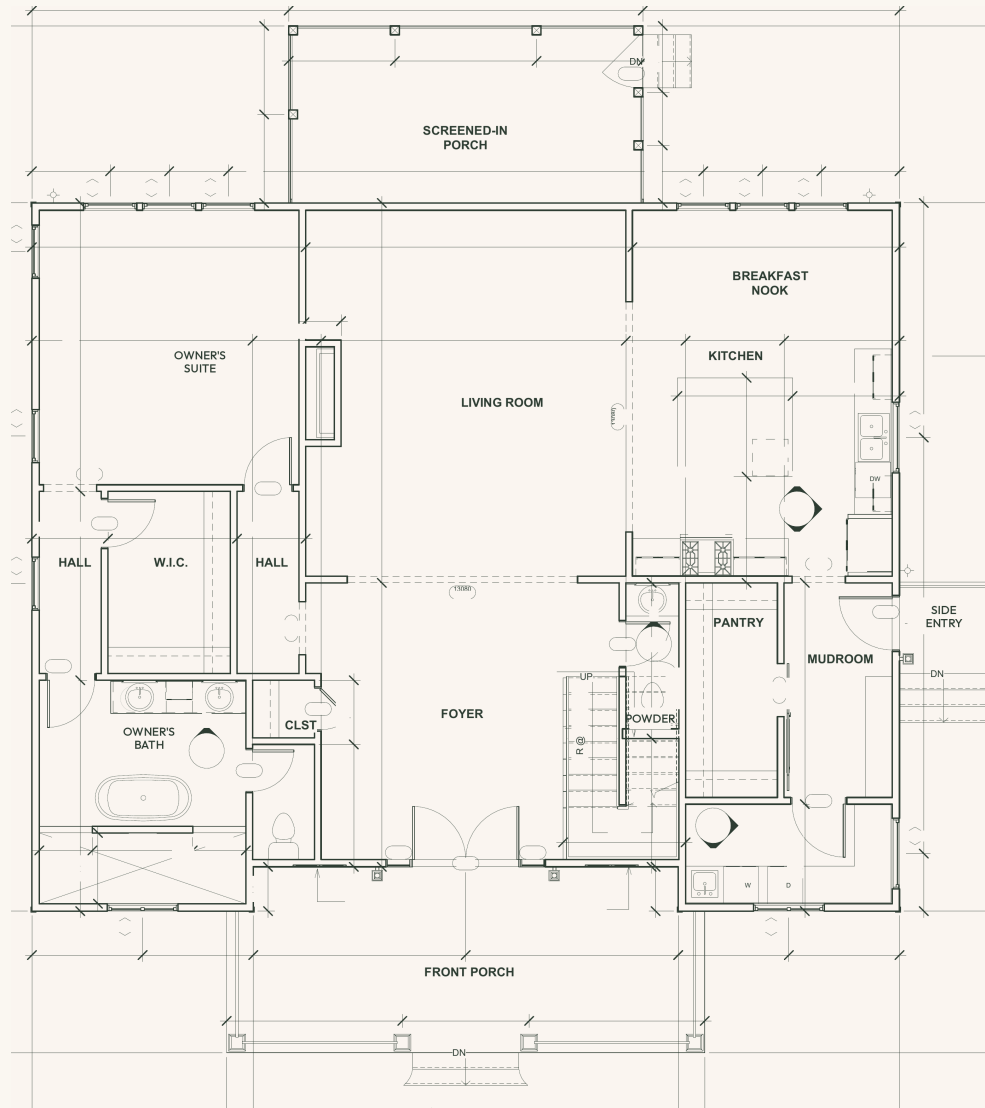


Artist's rendering. Actual home colors, materials and details may vary.

|              |          |       |                 |              |                      |
|--------------|----------|-------|-----------------|--------------|----------------------|
| 2,635        | 4        | 3.5   | 2               | 441          | 200                  |
| HEATED SQ FT | BEDROOMS | BATHS | FINISHED LEVELS | GARAGE SQ FT | SCREENED PORCH SQ FT |

## LEVEL ONE

# First Floor · 1,824 HEATED SQ FT



## ON THIS LEVEL

Front porch and foyer

Living room

Kitchen with island

Breakfast nook

Pantry

Owner's suite with walk-in closet

Owner's bath

Powder room

Mudroom with side entry

Screened-in porch

## ORIENTATION

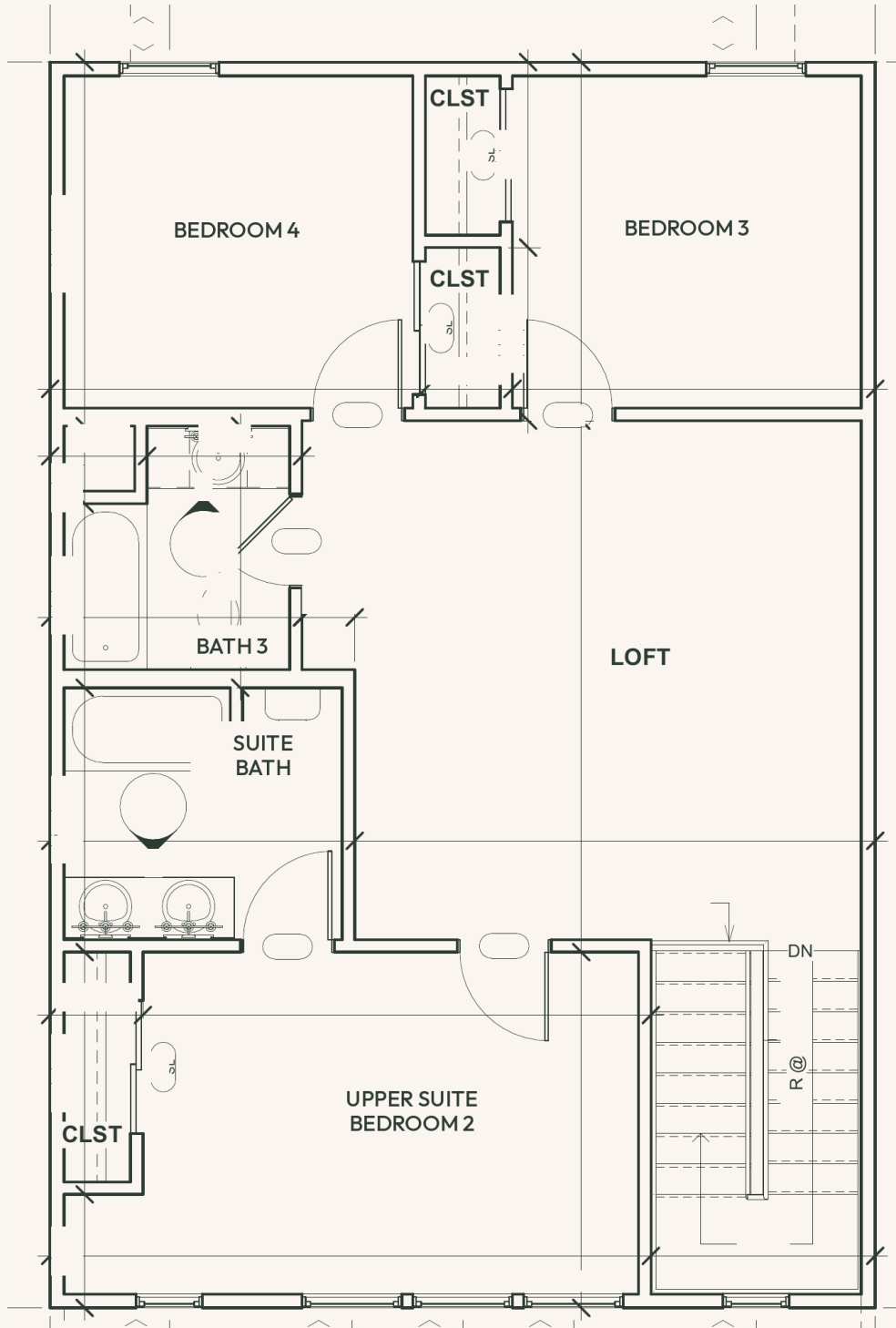
↓ Front of home faces the bottom of the page

Floor plans are shown for layout only and are approximate. Not for construction.

## LEVEL TWO

# Second Floor

811 HEATED SQ FT



## ON THIS LEVEL

Upper suite, Bedroom 2, with its own bath

Bedrooms 3 and 4, each with a closet

Bath 3

Open loft

## ORIENTATION

↓ Front of home faces the bottom of the page

Floor plans are shown for layout only and are approximate. Not for construction.



## DETACHED GARAGE

# Garage & Optional Suite · 441 SQ FT GARAGE

## GARAGE LEVEL

Detached garage of 441 sq ft

Stairs to the upper level

## OPTIONAL SUITE ABOVE

Bedroom with closet

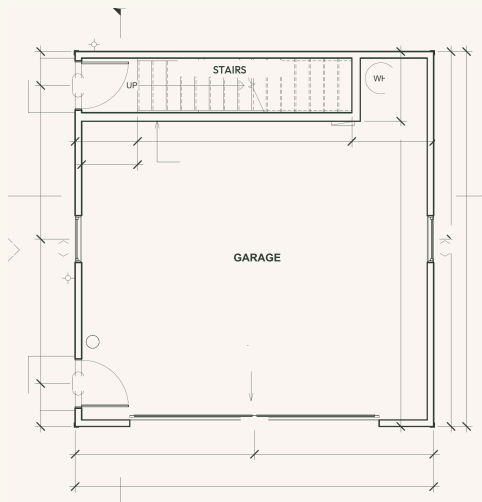
Full bath

Kitchen

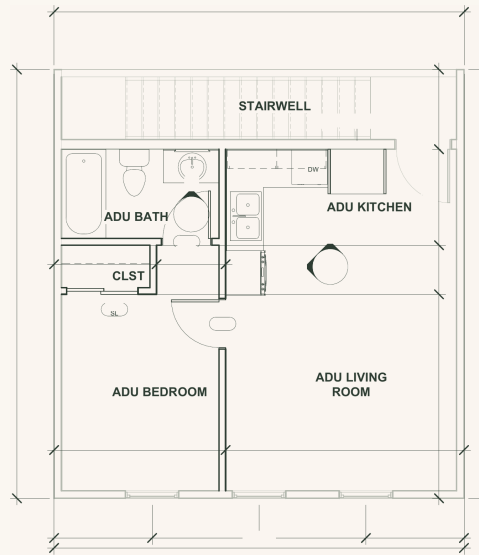
Living room

424 sq ft; brings the total heated area to 3,059 sq ft

The upper level is attic space unless the optional suite is selected.



Garage, ground level



Optional suite above, 424 sq ft



## PLAN HIGHLIGHTS

# Designed for every day

## Gather

- Open living room
- Screened-in porch of 200 sq ft
- Front porch of 276 sq ft

## Cook

- Kitchen with island
- Breakfast nook
- Pantry

## Retreat

- Owner's suite on the first floor
- Owner's bath and walk-in closet
- Upper suite with its own bath

## Live Well

- Mudroom with side entry
- Powder room off the foyer
- 10 ft first-floor and 9 ft second-floor ceilings

## Room to Grow

- Open loft upstairs
- Bedrooms 3 and 4 share Bath 3
- Detached garage with an optional suite above

## AT A GLANCE

|                     |              |
|---------------------|--------------|
| Heated living area  | 2,635 sq ft  |
| First floor         | 1,824 sq ft  |
| Second floor        | 811 sq ft    |
| Bedrooms            | 4            |
| Baths               | 3.5          |
| Ceilings            | 10 ft / 9 ft |
| Front porch         | 276 sq ft    |
| Screened porch      | 200 sq ft    |
| Garage (detached)   | 441 sq ft    |
| Optional suite      | 424 sq ft    |
| With optional suite | 3,059 sq ft  |

Square footages per the plan set's square footage schedule. Ceiling heights are first floor / second floor.



## BEGIN YOUR STORY

Discover The Magnolia and our homes in and around Greenville, South Carolina.

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